

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT**  
**FOR THE PLANNING COMMITTEE**  
**TO BE HELD ON 19 JULY 2024**

---

<b>Page</b>	<b>Application</b>	<b>Location</b>	<b>Item No.</b>	<b>Description</b>
	2023/01102/RG3	Land at Former Eagleswell School, Llantwit Major	1.	Officer changed condition 2 (Approved plans)
			2.	Letter from Kanisha Narayan MP
			3.	Letter from Llantwit Major Town Council
			4.	Neighbour Comments from 15 Carmarthen Close
	2023/00888/FUL	4 Cliff Parade, Penarth	5.	Comments from Agent
	2023/00948/FUL	Land off Sandy lane, Ystradowen	6.	Comments from Welsh Water – No Objections subject to conditions
			7.	Comments from Council Drainage Depts – No Objection subject to SAB
			8.	Comments from South Wales Fire and Rescue – No Objection
			9.	Neighbour comments 3 & 5 Sandy Lane and Tudor House
			10.	Neighbour comment – 3 Sandy Lane with Ref to additional plan

---

**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 19 JULY 2024**

<b>Application No.:</b> 2023/01102/RG3	<b>Case Officer:</b> Sarah Flower
<b>Location:</b> Land at Former Eagleswell School, Eagleswell Road, Llantwit Major	
<b>Proposal:</b> Temporary housing accommodation and associated works	

**From: N/A****Summary of Comments:**

Additional plans are required to be included in the schedule of conditions in respect of plans received 31/05/2024 indicating correct scale.

**Officer Response:**

The following plans should be included in condition 2:

EAG-HOM-XX-ZZ-DR-ZZ-000287 Type C01 Elevation Standard

EAG-HOM-XX-ZZ-DR-ZZ-000457 Type Z01 Elevations

EAG-HOM-XX-ZZ-DR-ZZ-000290 Type C02 Elevation Standard

EAG-HOM-XX-ZZ-DR-ZZ-000460 Type Z02 Elevations

EAG-HOM-XX-ZZ-DR-ZZ-00392 Type AE Elevations Gable

EAG-HOM-XX-ZZ-DR-ZZ-000284 Type C Elevation Gable

**Action required:**

Officer recommendation that the above plans be attached to condition 2.

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 19 JULY 2024

<b>Application No.:</b> 2023/01102/RG3	<b>Case Officer:</b> Sarah Flower
<b>Location:</b> Land at Former Eagleswell School, Eagleswell Road, Llantwit Major <b>Proposal:</b> Temporary housing accommodation and associated works	

**From: Kanishka Narayan MP**

### Summary of Comments:

**Seeks clarification and wants to bring matters to members attention relating to:**

- 1. Relief for residents of houses most proximate to the site** – in aesthetic, visual and privacy terms, including potential changes to site design
- 2. Explicit confirmation of health hub commitment from the Council**
- 3. Indication of an ‘exit plan’ from the hitherto intended use for the site** – with particular reference what is Council’s best estimate of the duration of the modular unit’s need of the site; and whether any further housing usage (beyond those for Ukrainians) will be to provide relief for families rather than individuals

### Officer Response:

The officer’s report provides detailed consideration of matters relating to neighbouring amenity in terms of the impacts addressed. Measures to mitigate potential privacy implications owing to the siting of the units, included an amended scheme of enclosures and obscure glazing within rear facing windows to the units adjacent to shared boundaries with existing neighbouring residential properties.

With regard to the health hub, this is not considered to be a material reason to delay the grant of planning permission noting that there is no requirement for such provision at the site. However, as noted within the officer report, the temporary use of the site as proposed would not preclude or prejudice any such use in the future if such a need is identified in coordination with relevant parties.

In relation to the final comment, the proposals are for a temporary period to address a current and clear need for temporary housing. The demountable nature of the units would allow for their removal at the end of any such need and/or their relocation if another suitable site

were to be identified, whilst the 5 year time limit would allow for suitable alternatives to be secured and implemented and the site decommissioned. The majority of the units (78/90) within the proposals would provide 2 or more bedrooms, and the Council's Housing Section will retain control over the nature of occupation of the units to ensure that the units are occupied in an appropriate fashion to address identified need. In this regard, the Council's Housing Strategy Section have also advised that an *'Exit Strategy will involve the relocation of the modular units to alternative sites within the 5 year period from the grant of planning permission. It is anticipated that during the relocation of the units will commence 12-18 months prior to the expiry of the Planning consent. The modular units will be gradually decommissioned as the occupiers are found permanent housing solutions. The modular units will then be relocated to the newly identified sites in batches appropriate to the size of the receiving site, once the receiving site has been prepared to accommodate the batch of modular units. This will make for a more cost-effective logistical exercise'*.

**Action required:** Members to note



**Cllr Lis Burnett**

15th July 2024

Dear Lis,

I am writing in relation to planning application 2023/01102/RG3 - Land at Former Eagleswell School, Eagleswell Road, Llantwit Major - Temporary housing accommodation and associated works.

Over the last 18 months, the site has been raised consistently with me by residents in Llantwit Major. I understand that nearly 300 residents have advanced submissions, largely in opposition, for the planning decision imminent. I understand also that Citizens Advice are making a submission on behalf of nearly 2,000 members who are part of the online-organised community action group related to the planning decision. Above all, I have had the benefit of personally witnessing the experience of longstanding residents in homes near the site in question, and especially those along its perimeter, whose gardens and rooms I have stood in.

Given the weight of those submissions in number and in strength of experience, I wanted to raise three specific hopes for immediate clarification and consideration in the Planning Committee's decision-making.

**Relief for residents of houses most proximate to the site.** The aesthetic, visual and privacy experiences of residents along the perimeter of the site have seemed particularly acute to me. I would strongly urge all decision-makers to experience those impacts in person, by visiting those residents. I would hope also that those residents might benefit from major changes to the current site design, including structural amendments of current modular units on site that most affect those existing houses adjoining the site, to provide relief to those residents and to reduce the sense of the proposed site being seen as being totally distinct and distant from the existing community.

**Explicit confirmation of health hub commitment from the Council.** I have heard a weight of evidence for the need of a new health facility in the western part of the Vale, and for the Eagleswell site in particular, given the pressing needs of the community. I am extremely supportive of those requests. I would be grateful for explicit confirmation that the Council will be seeking to join that call for a health hub on the site, and will be working with the Cardiff and Vale University Health Board to secure the delivery of a health hub on the site.

## Kanishka Narayan MP



**Indication of an 'exit plan' from the hitherto intended use for the site.** Residents in Llantwit Major have been deeply supportive of our country's support for Ukrainian refugees. They had initially expected the Eagleswell site to house a number of Ukrainian families for a temporary duration. Those plans have since evolved. In light of that change, and the time that has passed since initial plans, the community would benefit from totally explicit commitment from the Council on two fronts. **First**, what is the Council's current best estimate of the duration of the modular units' need on the site for the original purpose of housing Ukrainian families? **Second**, could the Council provide explicit confirmation that any further housing usage will be focused on relief for families (rather than individuals) from within the Vale, and for families whose known public service needs can be adequately fulfilled within the community without material pressures on stretched services?

I would be grateful for these considerations – of material structural changes to border units, of a health hub campaign commitment, and of a clear statement of time and housing scope – to be immediately addressed. The residents of Llantwit Major deserve a full, prompt hearing in relation to the major development proposed, and I hope they will secure it.

**Yours sincerely**



**Kanishka Narayan MP**  
**Vale of Glamorgan**

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 19 JULY 2024

<b>Application No.:</b> 2023/01102/RG3	<b>Case Officer:</b> Sarah Flower
<b>Location:</b> Land at Former Eagleswell School, Eagleswell Road, Llantwit Major <b>Proposal:</b> Temporary housing accommodation and associated works	

**From: Llantwit Major Town Council**

### Summary of Comments:

The Town Council expresses concern over the development and requests consideration of the removal of the units, whose location is causing greatest concern to the local residents.

Also requests that the VoG Council shares their exit strategy for removal of the units.

### Officer Response:

The proposals are for a temporary period to address a current and clear need for temporary housing. The demountable nature of the units would allow for their removal at the end of any such need and/or their relocation if another suitable site were to be identified, whilst the 5 year time limit would allow for suitable alternatives to be secured and implemented and the site decommissioned. The majority of the units (78/90) within the proposals would provide 2 or more bedrooms, and the Council's Housing Section will retain control over the nature of occupation of the units to ensure that the units are occupied in an appropriate fashion to address identified need. In this regard, the Council's Housing Strategy Section have also advised that an *'Exit Strategy will involve the relocation of the modular units to alternative sites within the 5 year period from the grant of planning permission. It is anticipated that during the relocation of the units will commence 12-18 months prior to the expiry of the Planning consent. The modular units will be gradually decommissioned as the occupiers are found permanent housing solutions. The modular units will then be relocated to the newly identified sites in batches appropriate to the size of the receiving site, once the receiving site has been prepared to accommodate the batch of modular units. This will make for a more cost-effective logistical exercise'*.

**Action required:** Members to note

**Llantwit Major Town Council**  
**Cyngor Tref Llanilltud Fawr**



Town Hall  
 Llantwit Major  
 Vale of Glamorgan  
 CF61 1SB

Tel: (01446) 793707

Email; [info@llantwitmajortowncouncil.gov.uk](mailto:info@llantwitmajortowncouncil.gov.uk)

Neuadd y Dref  
 Llanilltud Fawr  
 Bro Morgannwg  
 CF61 1SB

Ffôn; (01446) 793707

Ebost; [info@llantwitmajortowncouncil.gov.uk](mailto:info@llantwitmajortowncouncil.gov.uk)

11<sup>th</sup> July 2024

Mr R Thomas  
 Chief Executive  
 Vale of Glamorgan Council  
 Civic Offices  
 Holton Road  
 Barry  
 CF63 4RU

Dear Mr Thomas

**Re: Eagleswell Development**

Llantwit Major Town Council held an Extraordinary Full Town Council meeting on Tuesday 9th July 2024, following a request from a resident living within the vicinity of the Eagleswell Development site, to speak with Town Councillors.

Firstly, we would like it noted that the Town Councils comments on Planning Application 2023/01102/RG3, Land at Former Eagleswell School, were submitted in December 2023, over 6 months ago. Our comments were based on information and plans circulated to us at the time through the planning process. We would expect that were we consulted today our comments and observations would now be significantly different given that most of the units are already in place and the full impact of the development is now clear.

The Town Council again wish to express their ongoing concerns to you over aspects of the development. We encourage the Vale of Glamorgan Council to consider the removal of the units, whose location is causing greatest concern to the local residents, at the earliest opportunity.

We would also request for the Vale of Glamorgan Council to urgently develop and openly share their exit strategy for the removal of the units from this temporary development. This applies both to units which are causing immediate concern, and the remaining ones following the period of 5 years, which the planning documents states is considered reasonable to allow for onward accommodation to become available and the site be decommissioned.

Yours sincerely

R E Quinn (Mrs)

**Town Clerk**

For and on behalf of Llantwit Major Town Council



**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 19 JULY 2024**

<b>Application No.:</b> 2023/01102/RG3	<b>Case Officer:</b> Sarah Flower
<b>Location:</b> Land at Former Eagleswell School, Eagleswell Road, Llantwit Major	
<b>Proposal:</b> Temporary housing accommodation and associated works	

**From: A. Offer, Resident 15 Carmarthen Close**

**Summary of Comments:**

Raises concerns that the development has resulted in the reduction of property values and the implications of this for the property owner.

**Officer Response:**

Whilst the LPA is sympathetic to the issues faced by the resident, the proposal has been assessed on its planning merits and the impact of the proposal on property values is not a material planning consideration.

**Action:** No further action required.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 July 2024 15:42  
**To:** Planning  
**Subject:** Application No 2023/01102/RG3/SFL

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern

I am the resident of 15 Carmarthen Close, Boverton, Llantwit Major, and have been looking to release equity from my home to pay off the final balance of my mortgage that was interest only that has expired, with an eviction date set for 14th August if the money is not paid.

I have been refused the release due to the building of the temporary housing for refugees. I have been advised my property is adversely affected as the nearest temporary units are very close to the rear boundary, less than 5 metres and visually blight my home.

This now renders me homeless with no other option causing huge concerns for my health.

The value of my property has decreased by at least 40k and am looking to recoup the full value of my property from the Vale of Glamorgan before this monstrosity was built.

Please respond within 7 days as time is not on my side.

[REDACTED]

Sent from [Outlook for Android](#)

## MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 19 JULY 2024

<b>Application No.:</b> 2023/00888/FUL	<b>Case Officer:</b> Mr. S. D. Butler
<b>Location:</b> 4, Cliff Parade, Penarth	
<b>Proposal:</b> Demolition of existing house and construction of replacement dwelling	

**From: Agent (Loyn + Co Architects)**

### Summary of Comments:

Page 134 of the Committee Report states that the refused scheme was 15mx15m, but the original refused scheme was 17mx17m and as such the current proposal is significantly smaller than that at 15m wide and 10m deep.

Page 144 talks about the height of the wall against the height of the eaves. Although the wall is higher than the eaves because it has a parapet it is no higher than the roof of the existing house at that point so the massing is the same.

### Officer Response:

In respect of the dimensions quoted of the previously refused application, that application was assessed based on the quoted dimensions in the officers report. However, those dimensions related to the main element of the proposed dwelling and did not include the first floor cantilevered element to the side and the balcony to rear. When measured with the maximum extent of all built elements, the refused scheme would have measured approximately 17m by 17m

On the second point, the comments are noted, but the report is not considered to be inaccurate.

### Action required:

Members to note, the comments made by the agent and the officers response above.

**From:**

17 July 2024 15:59

**To:**

2220 - cliff parade

Hi Stephen

We have read through your report which is great and very thorough thank you.

There are a couple of small clarifications.

On page 134 it says the refused scheme was 15mx15m. The original Nigel Arnold scheme was 17mx17m so our scheme is significantly smaller than that at 15m wide and 10m deep.

On page 144 it talks about the height of the wall against the height of the eaves. This is the point we have discussed previously. Ie the difference between eaves height vs roof height. Although the wall is higher than the eaves because it has a parapet it is no higher than the roof of the existing house at that point so the massing is the same. See diagram on page 36 of the DAS.



I look forward to seeing you and the committee at the site visit at 10am on Friday. I will come down to let you in and can be on hand to answer any queries.

Many thanks.

[Redacted signature block]

# LOYN+CO

ARCHITECTS

Loyn + Co Architects is a limited company registered in England & Wales, no. 5811637 Vat no. 666382505. The information contained in this e-mail is intended for the person to whom it is addressed and may contain confidential and/or privileged information. You should not copy, retransmit, forward or disclose its contents to anyone else, or take any action based upon it, if it is not addressed to you personally. If you have received this e-mail in error please contact the sender immediately. This e-mail has been virus checked and we recommend that you undertake a similar check before opening any attachments. No responsibility is accepted for damage of any nature caused to any computer system as a result of receipt, or use, of this email.



## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 19 July 2024**

<b>Application No.:</b> 2023/00948/FUL	<b>Case Officer:</b> Angharad Hobbs
<p><b>Location:</b> Land off Sandy Lane, Ystradowen</p> <p><b>Proposal:</b> Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works</p>	

**From:** Welsh Water / Dwr Cymru, 26 June 2024

### Summary of comments:

- No objection in principle to foul flows discharging to the public sewer
- Surface water is to be drained to nearby watercourse
- Condition and informative requested

### Officer response:

Comments reflect those previously made during the application and the condition / informative are included in the list of recommended conditions. See condition 21 and informative 4.

### Action required:

Comments noted.

**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 19 July 2024**

<b>Application No.:</b> 2023/00948/FUL	<b>Case Officer:</b> Angharad Hobbs
<b>Location:</b> Land off Sandy Lane, Ystradowen <b>Proposal:</b> Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works	

**From:** Council's Drainage department

**Summary of comments:**

- Discussion is ongoing regarding SAB
- Informative request regarding SAB and watercourses

**Officer response:**

Comments reflect those previously made and reported.

**Action required:**

Comments noted. See informative 3.

**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 19 July 2024**

<b>Application No.:</b> 2023/00948/FUL	<b>Case Officer:</b> Angharad Hobbs
<b>Location:</b> Land off Sandy Lane, Ystradowen <b>Proposal:</b> Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works	

**From:** South Wales Fire and Rescue, 26 June 2024**Summary of comments:**

No objection

**Officer response:**

Comments reflect those previously made during the application.

**Action required:**

Comments noted.



## MATTERS ARISING FOR COMMITTEE

**COMMITTEE DATE : 19 July 2024**

<b>Application No.:</b> 2023/00948/FUL	<b>Case Officer:</b> Angharad Hobbs
<p><b>Location:</b> Land off Sandy Lane, Ystradowen</p> <p><b>Proposal:</b> Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works</p>	

**From:** 3 no. neighbour objections from 3 and 5, Sandy Lane and also The Tudor House, Ystradowen.

### Summary of Comments:

- Queries regarding boundary
- Concerns regarding overlooking
- Solar panels should face away from properties
- Disappointed play park has been reduced in scale and number of equipment
- Parking concerns
- Concerns about sustainable transport – such as buses
- Concerns regarding loss of substation
- TRO concerns
- Access concerns
- Concerns regarding landscaping
- Queries regarding CEMP
- Concerns regarding EMF levels
- Traffic concerns
- 106 monies should be used on improving cycle links and traffic cameras

Comments from 3, Sandy Lane and Tudor House have been attached for further detail.

### Officer Response:

With the exception of the below, the above issues have been addressed in the Officer's report.

With regards to the comments raised on EMF levels, given the scale and nature of the development, the loss of substation and no concerns raised by consultees on EMF levels, the proposal is not considered to be a significant generator of EMF levels.

The queries regarding the boundary have been addressed directly with the neighbour and the site edged red as shown appears to be an accurate reflection.

### Action required:

Comments are noted.

# Comment for planning application 2023/00948/FUL

<b>Application Number</b>	2023/00948/FUL
<b>Location</b>	Land off Sandy Lane, Ystradowen
<b>Proposal</b>	Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works
<b>Case Officer</b>	Angharad Hobbs
<b>Organisation Name</b>	
<b>Address</b>	3 Sandy Lane
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>I have never opposed this land being utilised for housing, but it is disappointing that key points raised by residents remain unaddressed - I remain highly concerned about the impact of parking at the development and confused as to why this has been so significantly reduced. It is not common practice to park inside garages and so the plan only allows for two parking spots for most of the properties and totally insufficient parking for the flats. The village is rural with a lack of regular public transport so residents rely on vehicles as do those who visit us. It is clear that there is next to no parking for visitors. As previously highlighted, I am concerned about the overspill and impact on the wider area. I note that the latest submission from the highways authority raises concerns too. -I am also concerned about the use of yellow lines as a traffic measure, which I feel will push vehicles down to existing properties. Similarly, I am concerned as to whether yellow lines would be extended to outside of existing properties. Existing residents rely on roadside parking for visitors given our own limited parking. -Throughout this process myself and others have raised whether the entrance could be from Badgers brook close or the main road to avoid traffic issues on sandy lane -a main route through to Pendoylan Primary and in close proximity to the existing play park. -It remains very unclear to me what measures have been taken to address concerns regarding properties overlooking existing residents. I kindly request a call on this matter. - I am still unclear as to why the substation was removed and whether this will result in increased EMF. - I remain very disappointed that the playpark being reduced to include no formal play equipment at all. This looks to remain the case in the latest draft. -It would have been preferable for solar panels to be facing away from existing residents. Many thanks</p>
<b>Received Date</b>	27/06/2024 00:00:24
<b>Attachments</b>	

# Comment for planning application 2023/00948/FUL

<b>Application Number</b>	2023/00948/FUL
<b>Location</b>	Land off Sandy Lane, Ystradowen
<b>Proposal</b>	Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works
<b>Case Officer</b>	Angharad Hobbs
<b>Organisation Name</b>	
<b>Address</b>	The Tudor House, Ystradowen
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>This new development will clearly generate much additional traffic. Please consider using planning gain monies to install cameras to control speeding traffic through the village. There is little incentive for cyclists to travel from Ystradowen through to Cowbridge as the cycling facilities are almost non-existent and the road not at all cyclist friendly. I have been living in the village since 1985 and we still don't even have a continuous footpath down the A4222, however, how are you getting on with the cycle path down the route of the old railway line. Can planning gain money be used to boost this project. I ask but sadly already know your response....</p>
<b>Received Date</b>	26/06/2024 06:31:59
<b>Attachments</b>	

I write in order to put forward a late submission to the planning committee ahead of its consideration of the planning application from Lewis homes in respect of land off Sandy Lane in Ystraowen for 46 new dwellings (reference 2023/00948/FUL, page 159 of the Committee's report).

While, as residents neighbouring this site, we have engaged with previous consultations, we now put forward this late submission following recent discussion with the agent of Lewis homes (who we have only recently been able to contact) and because we do not feel that the report put to the committee fully encapsulates key points we have been raising.

From our side, we have never opposed the building of residential houses on this land since we understand the need for new homes in the authority and that this has been in the LDP for a number of years. However, we have tried throughout the process to focus on constructive comments that seek to minimise traffic and parking issues and improve the site. Unfortunately, our views, along that of other residents have been routinely dismissed.

Given the stage of these plans, we now focus in on some of the main points from our perspective (see detailed below).

In particular, we would wish to draw the Committee's attention to continued concerns regarding parking, which has not only been **reduced** following concerns raised by residents, but fails to meet with suggestions from the local authority for visitor parking or to hit the local authority's limit of parking for new homes (3 as opposed to the allotted 2). Our feeling is that in a rural village with extremely limited public transport (see below bus timescales) and a reliance on travel by car, there must be an emphasis on securing sufficient parking at the new development.

These concerns are further compounded by the combination of the site layout in which houses front onto and are accessed via Sandy Lane, alongside the usage of TRO and yellow lines. It is very clear that visitors to these homes (or adult children residing with parents at these homes) will not drive to the extremely limited and insufficient visitor parking at the top of the new site but rather seek to rely on existing and very scarcely available street parking on Sandy Lane.

There are also other points below pertaining to privacy.

Many thanks in advance for considering these points,

Residents of 3 Sandy Lane

#### **Details of some of our main points:**

- **Parking concerns:** Ourselves, and I understand, a number of other residents, raised concerns regarding the sufficiency of parking at the site and were appalled to see that, after raising these concerns, parking was actually reduced from a previous application.

Upon speaking with the developer agent at Amity, I was told that they are meeting the maximum number of parking spots permitted by the council, but looking at the latest report this does not appear to be the case. Plans show two cars per property as opposed to the allowance of 3 (not counting garage spaces as garages are not commonly used for vehicles) and a mere 7 visitor spaces (the local authority's latest request was for 9 visitor places.) Moreover, the location of these visitor spaces is not convenient for all of the new houses – particularly those fronting Sandy Lane, which will most likely lean on existing and scarcely

available street parking (see issues with yellow lines below for how this will impact upon existing residents.)

This lack of parking provision is totally inappropriate for a development of this size – with 46 houses, 7 visitor spaces (or even the 9 suggested by the council) seems insufficient. In addition to visitors, many of the houses are larger and likely to have more than two cars where there are teenagers or young adults residing with parents. The plans do not take this into account all. This is a particular issue given the proposals for yellow lines (see below) which impedes street parking and the **severe lack of public transport in the village.**

Indeed, I have copied below this submission a copy of the bus timetable. For as long as we have lived in the village, buses have not been frequent. This shows that buses go between 2 – 3 hourly in each direction (towards Llantwit Major and Talbot Green). In neither direction is it possible to begin a public journey before working hours or to go directly to Cardiff or Bridgend – our nearest City/town of significant size. Furthermore, most taxi companies do not operate in our area, those that do can add on surcharges or are small businesses and as such not in operation at all times. **Therefore, residents and our visitors are highly reliant upon private vehicles to access the village.**

**For these reasons, we strongly urge that the committee considers the parking provision on this site.**

- **TRO/Double yellow lines:** It has been difficult to ascertain where the proposed use of double yellow lines will be on the site. In speaking to the developer's agent, he understands it will likely be for 43m along Sandy Lane but was not able to confirm. This would cover a significant proportion of the 10 properties proposed to front along Sandy Lane and will therefore have significant impact for existing residents on the road. We all currently rely upon roadside parking – when we have visitors, but for some who reside with young adult children, at all times.

It is unclear whether the yellow lines will extend to existing properties (which we would oppose) but, even so, the use of yellow lines outside the new properties (especially those along Sandy Lane's frontage) will result in new residents and their visitors parking outside the existing properties on Sandy Lane. This is totally unfair.

We understand that there will be a separate process for the TRO, but that highways will likely insist upon yellow lines along the entrance to the site. This, in turn, has ramifications in considering the proposed layout of the site, which places 3-4 properties as fronting along this area.

- **Location of entrance to the site** – throughout this process, residents have raised concern that the entrance to the site is off of Sandy Lane. Even with the widening of the road at the new development, this will have a significant impact for traffic with the much used lanes ahead, which are not being widened and are a main route through to neighbouring areas and for the popular Pendoylan Primary school. It is also directly opposite the park area, creating safety concerns. Residents had understood previously that an entrance would be from Badger's Brook Close. This road is the same width and does not connect to the widely used lanes. We remain disappointed by the entrance on Sandy Lane, given the traffic

concerns, but we continue to raise this point at this late stage because the entrance at this location, alongside properties directly facing Sandy Lane, further adds to the parking issues as identified above.

- **Privacy** – In very initial outline plans, there were no properties backing onto the left hand side of the planned new estate, so we were disappointed to see this change in layouts for this application. We have tried to assess the impact on our privacy by reviewing plans and note that there will be windows overlooking backgardens of existing properties on Sandy Lane. In talking with the planning department, we understand that the council considers the distance of the housing to be acceptable. Although the distance feels close to us, we understand the committee will be looking at the distance standards in considering this application. We ask that at the very least could the trees indicated to the rear of these properties be placed under a protection order and planted in line with windows to help provide some type of buffer for our privacy. At present trees shown here are indicative only and are not under a protection order.
- **A lack of clear information** – there remains a lack of clear information on the removal of a previous substation (the developer's agent informs me this is due to solar panels and energy efficiencies, but the solar panels are optional extras on the build) and pumping station. As residents, we urge that implications for drainage, sewage and electricity usage has been fully considered.
- **CEMP** – we would welcome further details of how this will protect us during construction and what clauses this will entail.

**Bus time table:**

# 321

## Talbot Green – Cowbridge – Llantwit Major

### Mondays to Fridays except Public Holidays

Service Number	321	321	321	321	321	321
Talbot Green Bus Station	--	--	1000	1250	1510	1800
Pontyclun (Cwrt Bethel)	--	--	1008	1258	1518	1809
Reynsddler (Ivor Arms)	--	--	1016	1306	1526	1816
Ystradowen (Tymawr Close)	--	--	1023	1313	1533	1823
Maerdy	--	--	1028	1318	1538	1828
Aberthiri (Farmers Arms)	--	--	1036	1326	1546	1836
Cowbridge (Town Hall)	0730	0825	1040	1330	1550	1840
Llysworney (The Grange)	0737	0832	1047	1337	1557	1847
Pentre Cwrt	0743	0838	1053	1343	1603	1853
Llantwit Major Interchange	0750	0845	1100	1350	1610	1900

### Saturdays except Public Holidays

Service Number	321	321	321	321	321	321
Talbot Green Bus Station	--	--	1000	1250	1510	1800
Pontyclun (Cwrt Bethel)	--	--	1008	1258	1518	1809
Reynsddler (Ivor Arms)	--	--	1016	1306	1526	1816
Ystradowen (Tymawr Close)	--	--	1023	1313	1533	1823
Maerdy	--	--	1028	1318	1538	1828
Aberthiri (Farmers Arms)	--	--	1036	1326	1546	1836
Cowbridge (Town Hall)	0730	0825	1040	1330	1550	1840
Llysworney (The Grange)	0737	0832	1047	1337	1557	1847
Pentre Cwrt	0743	0838	1053	1343	1603	1853
Llantwit Major Interchange	0750	0845	1100	1350	1610	1900

### No Service on Sundays and Public Holidays

# 321

## Llantwit Major – Cowbridge – Talbot Green

### Mondays to Fridays except Public Holidays

Service Number	321	321	321	321	321	321	321
Llantwit Major Interchange	0700	0800	0850	1140	1400	1620	1905
Pentre Cwrt	0707	0807	0857	1147	1407	1627	1912
Llysworney (The Grange)	0713	0813	0903	1153	1413	1633	1918
Cowbridge (Town Hall)	0720	0820	0910	1200	1420	1640	1925
Aberthiri (Farmers Arms)	--	--	0918	1208	1428	1648	1933
Maerdy	--	--	0922	1212	1432	1652	1937
Ystradowen (Tymawr Close)	--	--	0927	1217	1437	1657	1942
Reynsddler (Ivor Arms)	--	--	0934	1224	1444	1704	1949
Pontyclun (Cwrt Bethel)	--	--	0941	1231	1451	1711	1956
Talbot Green Bus Station	--	--	0950	1240	1500	1720	2005

### Saturdays except Public Holidays

Service Number	321	321	321	321	321	321	321
Llantwit Major Interchange	0700	0800	0850	1140	1400	1620	1905
Pentre Cwrt	0707	0807	0857	1147	1407	1627	1912
Llysworney (The Grange)	0713	0813	0903	1153	1413	1633	1918
Cowbridge (Town Hall)	0720	0820	0910	1200	1420	1640	1925
Aberthiri (Farmers Arms)	--	--	0918	1208	1428	1648	1933
Maerdy	--	--	0922	1212	1432	1652	1937
Ystradowen (Tymawr Close)	--	--	0927	1217	1437	1657	1942
Reynsddler (Ivor Arms)	--	--	0934	1224	1444	1704	1949
Pontyclun (Cwrt Bethel)	--	--	0941	1231	1451	1711	1956
Talbot Green Bus Station	--	--	0950	1240	1500	1720	2005

### No Service on Sundays and Public Holidays

**From:** [REDACTED]  
**Sent:** 26 June 2024 23:55  
**To:** Planning; Hobbs, Angharad  
**Subject:** RE: Planning application 2023/00948/FUL Land off Sandy Lane, Ystradowen

**Importance:** High

Thank you for the attached letter however, I remain unclear as to what has been altered and my points raised with the development previously remain valid. I have never opposed this land being utilised for housing, but I am frustrated that many of the points raised by residents remain unaddressed.

-I remain highly concerned about the impact of parking at the development and confused as to why this has been so significantly reduced. It is not common practice to park inside garages and so the plan only allows for two parking spots for most of the properties and totally insufficient parking for the flats. The village is rural with a lack of regular public transport so residents rely on vehicles as do those who visit us. It is clear that there is next to no parking for visitors. As previously highlighted, I am concerned about the overspill and impact on the wider area. I note that the latest submission from the highways authority raises concerns too.

-I am also concerned about the use of yellow lines as a traffic measure, which I feel will push vehicles down to existing properties. Similarly, I am concerned as to whether yellow lines would be extended to outside of existing properties. Existing residents rely on roadside parking for visitors given our own limited parking.

-Throughout this process myself and others have raised whether the entrance could be from Badgers brook close or the main road to avoid traffic issues on sandy lane -a main route through to Pendoylan Primary and in close proximity to the existing play park.

-It remains very unclear to me what measures have been taken to address concerns regarding properties overlooking 3/5 Sandy Lane. It is unclear whether or not the windows will be aligned so as to not overlook our gardens. I see there are plans to plant trees at the back of the houses overlooking us supposedly to help our privacy but I doubt two trees will make much of a buffer. It is unclear whether these trees will align with windows or whether there will be protection orders on them to ensure that they remain in place? I would really appreciate a call from the council to discuss and explain in more detail.

- I am still unclear as to why the substation was removed and whether this will result in increased EMF in proximity of my property and feel I should be provided with information to this end. I have tried contacting the developer but with no joy.

- I remain very disappointed that the playpark – a benefit to existing residents who are losing views and will be discomforted during construction phase – has been reduced to include no formal play equipment at all. This looks to remain the case in the latest draft.

-It had not been clear that solar panels were to be added to roofs, given the disruption to existing residents it would have been preferable for these to be on the side of the roofs facing away from us.

I would appreciate a call.

Many thanks,

Sent from [Outlook](#)

---

**From:** Vale of Glamorgan Council Development Services <Planning@valeofglamorgan.gov.uk>  
**Sent:** Wednesday, June 5, 2024 9:49 AM  
**To:** [REDACTED]  
**Subject:** Planning application 2023/00948/FUL Land off Sandy Lane, Ystradowen

Please find attached letter concerning the above development.



**MATTERS ARISING FOR COMMITTEE****COMMITTEE DATE : 19 July 2024**

<b>Application No.:</b> 2023/00948/FUL	<b>Case Officer:</b> Angharad Hobbs
<b>Location:</b> Land off Sandy Lane, Ystradowen	
<b>Proposal:</b> Full planning application for residential development together with engineering, drainage, landscaping, highways and other associated works	

**From:** Neighbour, no. 3 Sandy Lane

**Summary of Comments:**

An additional section drawing has been received via a neighbour that was previously sent to the neighbour directly from the agent. This plan has not been formally received but as the Authority is now in possession of it, it has been attached for reference.

**Officer Response:**

The plan has not been formally submitted and does not form part of the officially approved documents and as such, it has not been included within the formal consultation process with neighbours and other consultees. However, the plan does not appear to show any different impact than those formally received and as such, no formal re-consultation is considered necessary. Notwithstanding this, it is not part of the formal submission.

**Action required:**

None – plan is noted and attached for reference.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 July 2024 09:39  
**To:** Hobbs, Angharad; Jon  
**Subject:** cross sections  
**Attachments:** P3XS-01\_Additional Cross Section\_A2\_-\_INF\_.pdf; SSE-01\_Site Sections to Existing\_A2\_B\_INF\_.pdf

Hi both,

I am looking through the information you have sent to me again and I realise that the key information that I feel is missing is a cross section as per the above of the third property that will back on to 5/3 Sandy Lane. Please do you have this information? I am conscious of the taper on the height of the site affecting the elevation.

Unfortunately, the additional cross section of the Shelby that you provided Jon does not alleviate my concerns it appears a rear bedroom window will directly overlook us. As per our discussions, I would be really grateful if developers/the council could consider strategically planting and protecting a tree to help buffer this.

With regards to the traffic markings, if this covers three to four of the new builds fronting Sandy Lane as you suggest Jon, I remain very concerned that this will impact directly on street parking facilities outside my home and that of existing residents.

With regard to parking, I note from the final document that has gone to planning that the developers have far from met the limits on parking, and have not met with the visitor parking levels nor the maximum allowances in the council's guidance for three parking spots per property (garages are not parking spots).

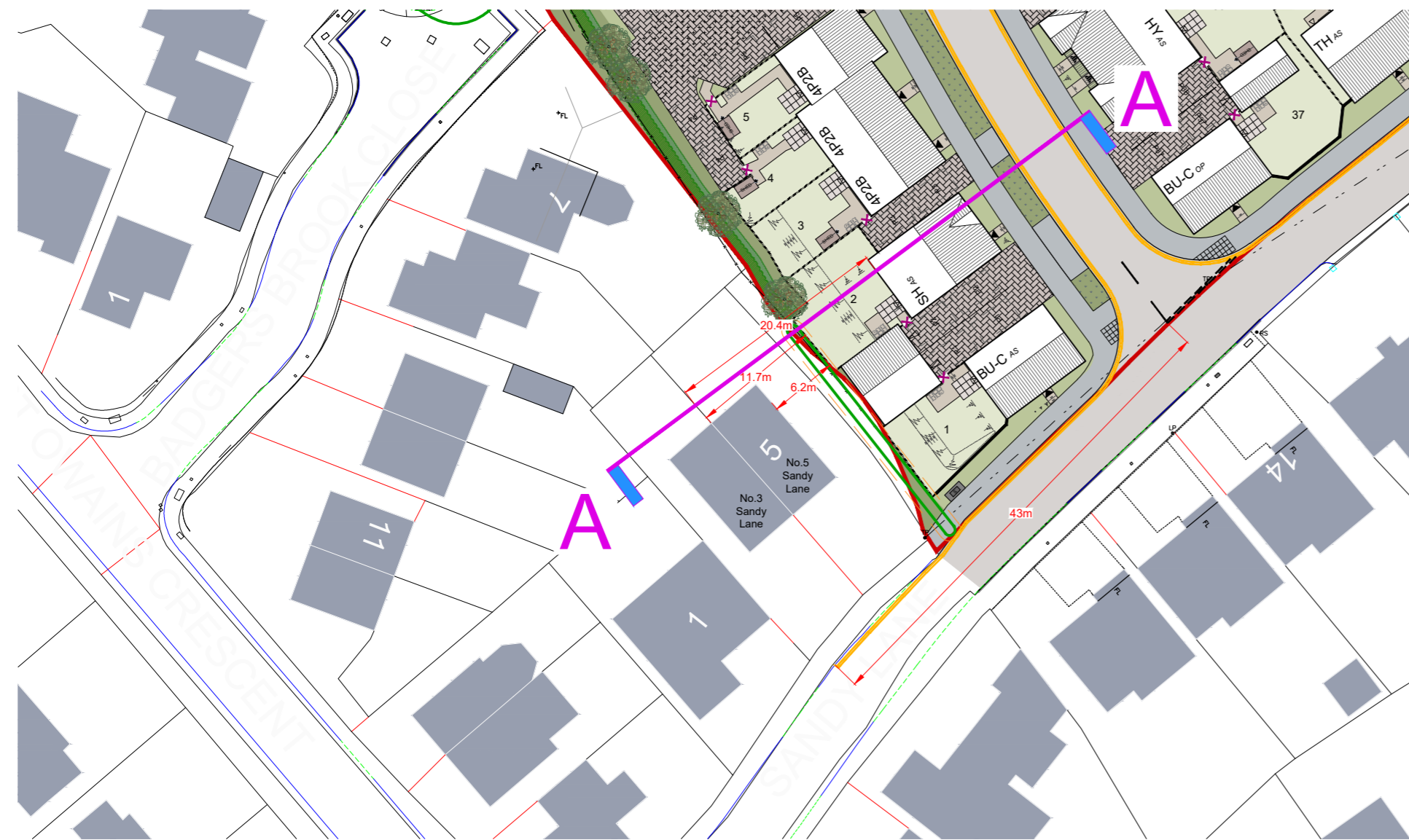
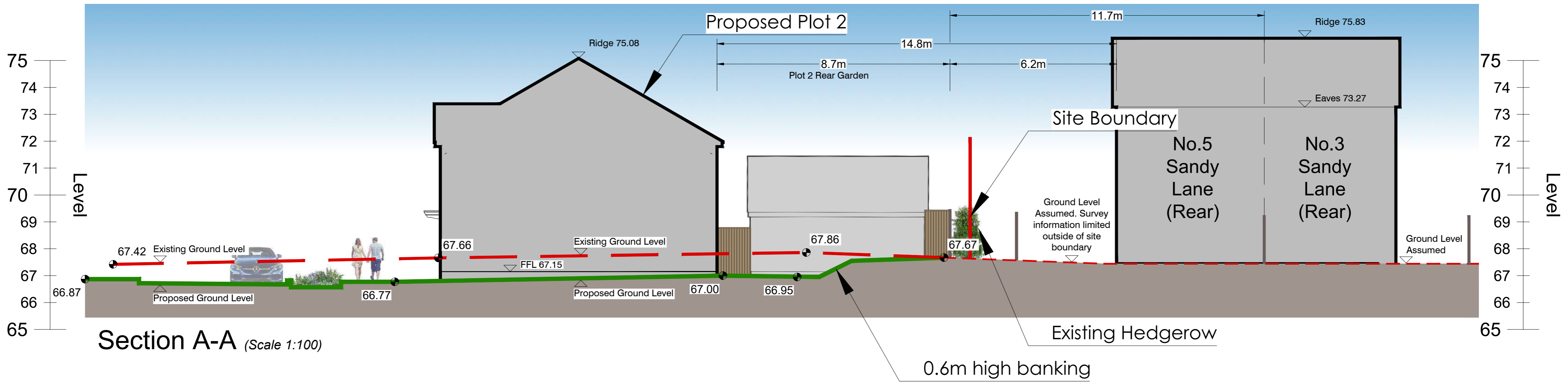
Many thanks for the information you have sent to date Jon. I would be grateful for the other cross section please, any further assurance on what may be possible with the TRO.

[REDACTED]

Sent from [Outlook](#)

10.ii

10.ii



REV.	DESCRIPTION	DATE
CLIENT		
JOB TITLE		
Sandy Lane, Ystradowen		
DRAWING TITLE		
Additional Cross Section - Proposed Plot 2, No.3 and No.5 Sandy Lane		
SCALE @ A2	DATE	DRAWN BY
1:100/1:500	July '24	RW
JOB NO.	DRAWING NO.	REVISION
1941	P3XS-01	-



10 Gold Tops  
Newport NP20 4PH  
t. 01633 844970  
e. info@hammond-ltd.co.uk

[www.hammond-ltd.co.uk](http://www.hammond-ltd.co.uk)

© Hammond Architectural Limited 2024  
Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.